



WAKEFIELD
01924 291 294

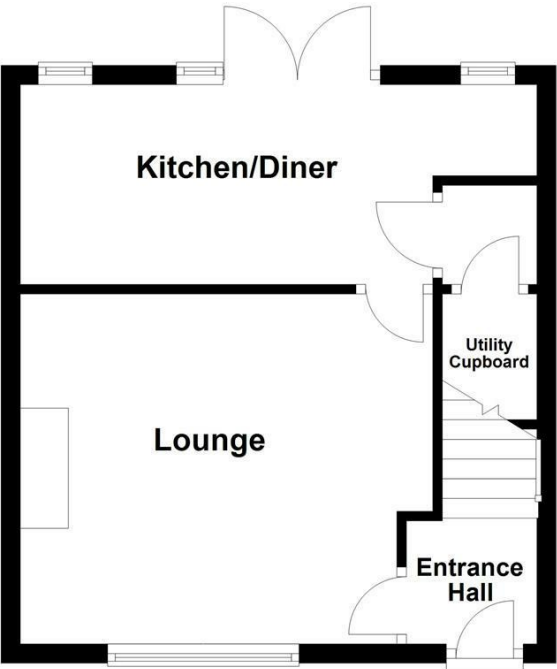
OSSETT
01924 266 555

HORBURY
01924 260 022

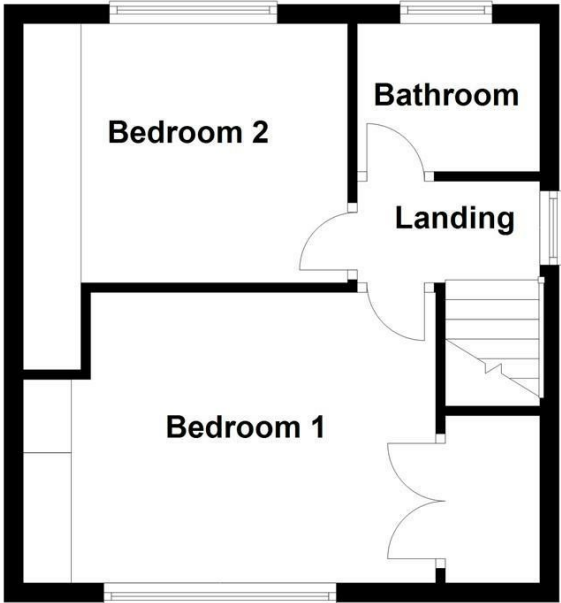
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

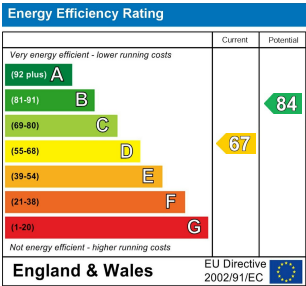


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



69 Bridle Lane, Ossett, WF5 9PT
For Sale Freehold £190,000

Situated in the sought after town of Ossett, this superbly presented two bedroom semi detached property offers well proportioned accommodation throughout. Boasting ample reception space, and a generous rear garden complete with a timber built workshop/shed and summer house, this is a home not to be missed.

The property comprises an entrance hall with staircase access to the first floor and doors leading through to the lounge. The lounge flows seamlessly into the kitchen diner, which in turn provides access to both the utility room and the rear garden. To the first floor, the landing gives access to two bedrooms and the house bathroom. Bedroom One benefits from a double door storage cupboard as well as fitted wardrobes, while Bedroom Two also features fitted wardrobes and provides access to the loft. Externally, to the front of the property, there is a lawned garden with a paved pathway running along the side, alongside a pebbled driveway providing off road parking for one vehicle. The space is enclosed by timber fencing and hedging. To the rear, the garden is generous in size and predominantly laid to lawn, complemented by planted borders and a patio area ideal for outdoor dining and entertaining. A timber built workshop/shed with power and lighting, along with a summer house, further enhances the outdoor space. The garden is fully enclosed, making it ideal for both pets and children.

The property is ideally located for a range of buyers, including first-time purchasers, growing families, and professional couples. A variety of local amenities, including shops and schools, are within walking distance, particularly within Ossett town centre. Ossett is conveniently positioned between Wakefield and Dewsbury, offering excellent transport links, including nearby train stations with connections to Leeds, Manchester, and London. Regular local bus routes are also available, and for those commuting further afield, the M1 and M62 motorway networks are just a short drive away.

An internal inspection is highly recommended to fully appreciate everything this fantastic home has to offer.



ACCOMMODATION

ENTRANCE HALL

Frosted UPVC double glazed door leading in, central heating radiator, staircase providing access to the first floor landing, and a door through to the lounge.

LOUNGE

11'11" x 14'0" (max) x 11'3" (min) [3.65m x 4.27m (max) x 3.45m (min)]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, and a door leading through to the kitchen diner. Decorative fireplace with stone hearth, panelled surround, and wooden mantel.



KITCHEN/DINER

6'6" x 17'1" (max) x 14'0" (min) [2.0m x 5.22m (max) x 4.28m (min)]

Two UPVC double glazed windows to the rear and a set of

UPVC double glazed French doors opening onto the rear garden. Door leading to the side hallway, central heating radiator, and partially tiled walls. The kitchen is fitted with a range of modern wall and base shaker style units with work surfaces over, stainless steel sink and drainer with mixer tap, tiled splashbacks, two ring induction hob with integrated oven and extractor above, and space for a fridge freezer. Partial decorative panelling to the walls.



UTILITY

2'9" x 4'11" [0.85m x 1.50m]

Accessed via the side hall, providing space and plumbing for a washing machine.

FIRST FLOOR LANDING

Frosted UPVC double glazed window to the side and doors leading to two double bedrooms, and the house bathroom.

BEDROOM ONE

9'10" x 14'1" (max) x 4'3" (min) [3.0m x 4.31m (max) x 1.32m (min)]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, fitted wardrobes with sliding doors, and a double storage cupboard housing the Vaillant combi boiler.



BEDROOM TWO

8'11" x 10'5" [2.72m x 3.18m]

UPVC double glazed window to the rear, central heating radiator, and a set of fitted wardrobes with sliding mirrored doors. Loft access is also available from this room.



BATHROOM

6'5" x 5'1" [1.96m x 1.55m]

Frosted UPVC double glazed window to the rear, extractor fan, central heating radiator, low flush WC, and a ceramic wash basin set within a storage unit with mixer tap. Panelled bath with electric shower attachment and tiled surround.



OUTSIDE

Externally, to the front of the property, the garden is mainly laid to lawn with shrub borders and timber fencing. A paved pathway runs along the side of the property, alongside a pebbled driveway providing off road parking for one vehicle. To the rear, the garden is generously sized and primarily laid to lawn with planted borders and a patio area, ideal for outdoor dining and entertaining. There is a timber built garden shed/workshop (12' x 8') with power and lighting, as well as a timber summer house (10' x 6') offering versatile use such as a home office or additional entertaining space. The garden is fully enclosed by hedging and timber fencing, making it suitable for both pets and children.



COUNCIL TAX BAND

The council tax band for this property is A.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.